

Graniteville Woods Land Purchase Study Committee
Sept 29, 2006 7:30 am Police Station Training Room.

Attendees: Diane Holmes, Margaret Wheeler, Fred Palmer, Phil McKinley, and Bob Jefferies.

Absent: Judith Culver, and Asst Town Manager Norman Khumalo.

Call to order at 7:30 am. In Culver's absence, Wheeler kept the Minutes.

Status of Appraisals

Chair Holmes provided updates from Khumalo that the contract for an appraisal of all GW parcels except the 29 acres on the opposite side of Cowdry Hill Road was signed with John Avery, who has started work on the appraisal, and that Emanouil's appraisal of the 57-acre parcel for his 40-B application is due to be finished today and the application filed with MA Housing next week.

Committee approved the 9/22/06 minutes with Jefferies and Palmer abstaining. Wheeler will send an electronic version of the approved minutes to the Town Clerk.

School Enrollment impact update

Holmes distributed a memo from School Supt. Olsen with revised impact projections of Graniteville Woods based on Developer's New Plan for 248 townhouses. The analysis provided by Olsen includes incremental costs for the School Department from the additional students, but does not include incremental costs to the town for health care and pension expenses for additional teachers. Jefferies will talk to Olsen about incorporating a burden factor into the analysis and forecasting the long-term implications and will forward Olsen's response.

Public Safety Impact of GW

Historic call data for Pilgrim Village, Blanchard Farms, and Hildreth Hills has not been received from Fire Chief Rochon. There was discussion of how to estimate non-school expenses. The consensus was to use a per capita figure for non-school costs as was done in the analysis for Woodlands at Laurel Hill to be consistent with the estimate of school expenses. The per capita figure used for Woodlands was based on the actual Town Budget and should be adjusted based on the current Budget. Palmer will contact Chief Rochon about the call data and request a per capita cost for staffing the Rogers Fire Station based on the number of existing residents that would be served. This figure would be factored into the non-school cost impact analysis for GW.

There was discussion of additional expenses related to the perchlorate issues in the area. The developer would be responsible for pre-development testing of area wells.

Preparation for Fall Town Meeting

Holmes' GWC status update presented to the Board of Selectmen on September 26, 2006 was well received. Town Moderator Ellen Harde is reviewing the types of amendments that might be proposed from the floor at Town Meeting to determine which could be allowed based on the scope of the Articles on the Warrant. Holmes updated the Impact Matrix developed by Culver with the Revenue and Expenses figures identified so far.

McKinley distributed information on the amount of permanently protected open space in MA towns that are within 10% of Westford in size. Westford is at 10.6%, which is below the state recommendation of 15% and ranks 28th out of the 35 towns.

Other Business.

Holmes will be absent next meeting, so Culver will chair the meeting. Jefferies will ask Khumalo to send an electronic copy of the Woodlands Impact Assessment to Jefferies and Palmer.

Meeting adjourned at 9:00 am